

APPLICATION FOR SHORT TERM VACATION RENTALS IN CITY OF BLUE RIDGE, GEORGIA

(A separate rental certificate shall be required for each establishment)

1. Date of Application: 9/28/2021

2. Type of Certificate – please check one:

☒ New ☐ Renewal

3. Annual Rental Certificate Fee per Establishment, \$25.00

4. Type of Lodging:

☐ Bed & Breakfast ☐ Boarding House ☒ Private Home

5. Owner on Record of Dwelling Unit for which a certificate is sought:

Full Legal Name* Abigail Rose Engles c/o C&B LLC

Address 16506 3rd Ave NE

City Bradenton State FL Zip Code 34212

Phone Number (941) 256-6995 Email Address: arengles@gmail.com

*(If owner is not a natural person, use separate sheet to identify all partners, officers and/or directors of any such entity, including personal contact information.)

6. Business Name (if applicable):

Business Name _____

DBA Name (if applicable) _____

Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Email Address: _____

Mailing Address (if different) _____

City _____ State _____ Zip Code _____

7. Unit to be used as a short term vacation rental:

Address 529 East Second Street

City Blue Ridge State GA Zip Code 30513

8. Maximum occupancy (this shall be the same number as advertised and marketed to potential renters by or on behalf of the owner: 7)

*Owner shall not allow overnight occupancy to exceed the maximum capacity

9. Who to contact if there are questions regarding the application:

Name Abigail Engles Phone (843) 801-1551

Email arengles@gmail.com

10. Agent: (if other than owner) *Please provide 24 hour contact information

[This person shall:

- a. Be reasonably available to handle any problems arising from use of the rental unit;
- b. Be available by telephone within 24 hours following notification from the City Clerk or the City Attorney, or his/her designee, of issues related to the use or occupancy of the premises;
- c. Receive and accept service of any notice of violation related to the use or occupancy of the premises; and
- d. Monitor the rental unit for compliance with the City of Blue Ridge Code of Ordinances]

Full Name Georgia Mountain Cabin Rentals - Paul Grizzle or Amber Henderson

Address 3608 East 1st Street - STE 101

City Blue Ridge State GA Zip Code 30513

Phone Number 706-632-5751 Email Address: Amber@georgiamtnCabins.com
ex 2

11. Owner agrees to use his or her best efforts to assure that use of the premises by short term vacation rental occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.

12. Applicant must attach the following:

☒ A copy of an exemplar agreement between the owner and occupant(s) which obligate the occupant to abide by all of the requirements of the City of Blue Ridge ordinances, state and federal law, and that such a violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises, as well as potential liability for payment of fines levied.

☒ Proof of the owner's current ownership of the short term vacation rental unit

13. Applicant agrees that the rental certificate applied for by him/her shall not, when granted, become a civil contract between the applicant and the governing authority of the City, but shall operate purely as a rental certificate to the applicant, and said rental certificate may be revoked by the City Council of said City at any time.

14. Applicant hereby acknowledges his/her duty to collect any required tax and remit same to the City monthly on or before the 20th day of each succeeding month in which such taxes are collected and set forth in writing how the tax was calculated. Report is due (even if no rent is collected for the month) on or before the 20th day of the following month. Late payments of this tax shall incur a past due penalty of the same past due penalty charged for property taxes.

15. Applicant herewith tenders the sum of \$25.00 as the rental certificate fee on the business proposed to be conducted by the applicant. Applicant asks that he/she be granted a rental certificate to operate the aforesaid business.

I, Abigail Engles, solemnly swear, subject to the penalties for false swearing as provided under Georgia Law, all information required in this application and supporting documents for a short term rental certificate is true and correct to the best of my knowledge and I fully understand that any false information may cause the denial or revocation of said certificate. I further state that I have received a copy of City of Blue Ridge Short Term Vacation Rental ordinance, have reviewed same and understand the requirements and am authorized to make application for said certificate.

Abigail Engles
Print full name as signed below

Abigail Engles
Signature of Owner or Agent*

Owner
Title

9/28/2021
Date

*If signed by the Agent, a "Letter of Agency" must be included with the application.

Sworn to and subscribed before me
this 28th day of September, 20 21.

Dorothy G. Wright
Notary Public (SEAL)

The written application for a rental certificate on file with the City Council shall be a permanent record which the certificate holder must maintain current with correct information at all times. The failure to maintain a current application shall be grounds for revocation of a rental certificate.

(For City of Blue Ridge Office Use Only)

Name of Owner _____

Name of Business (if applicable) _____

Payment Received: \$ _____ Date _____ Receipt # _____

Approval: (please sign appropriate line below)

City Clerk _____ Date _____

Land Use Director _____ Date _____

(Designee) _____ Date _____

**LETTER OF AGENCY FOR
SHORT TERM VACATION RENTALS**

I/We, the undersigned owner(s) of real property located in the City of Blue Ridge, Georgia, Georgia, hereby appoint Georgia Mtn. Cabin Rentals to be my/our Agent for the purpose of applying for a Short Term Vacation Rental Certificate for the following address:

529 East Second Street

Blue Ridge, GA 30513

Attached hereto is proof of current ownership of the property to which this Letter of Agency applies.

The above named Agent hereby is authorized to complete and sign the application for a Short Term Vacation Rental Certificate on our behalf. We understand that this Letter of Agency will be attached to and made part of the application and will be relied upon by the City of Blue Ridge. For and in consideration of the City of Blue Ridge accepting this Letter of Agency, we hereby indemnify and hold harmless the City of Blue Ridge and its agents and/or employees in the event that the above named agent should misuse this Letter of Agency and we suffer damages as a result.

This 28th day of September, 2021.

Property owner(s):

Signature: Abigail Engles

Name: Abigail Engles

Address: 8 Darien dr., Charleston SC 29414

Phone: (843) 801-1551

Sworn to and subscribed before me
this 28 day of September, 2021.

Dorothy Birkright
Notary Public (SEAL)

SAVE Affidavit

(U.S. Citizens are only required to provide this affidavit one time)

By executing this affidavit under oath, as an applicant for a City of Blue Ridge Short Term Vacation Rental Certificate as referenced in O.C.G.A. § 50-36-1, from the City of Blue Ridge City Council, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

Please check one box only

- 1) ☒ I am a United States citizen
- 2) ☐ I am a legal permanent resident of the United States
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

South Carolina driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Charleston (city), South Carolina (state).

Signature of Applicant: Abigail Engles

Printed Name: Abigail Engles

Date September 28th, 2021

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

28 DAY OF Sept., 20 21

Notary Public Signature: Dorothy B. Winge

Affix Notary stamp/seal here

My Commission Expires: 5-18-2028

E-Verify Exemption Affidavit
(For Businesses that have 10 or less employees)
(Required with initial application only)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90.

Name of Business or Individual: C & B LLC

Address: 16506 3rd Ave. NE

City, State, Zip Code: Bradenton, FL, 34212

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on the 28th day of September, 2021 in Charleston (city),
South Carolina (state).

Executed on the 28 day of Sept, 2021
in Char. (city), SC (state).

Signature of Owner, Authorized Officer or Agent: Abigail Engles

Printed Name and Title of Owner, Authorized Officer or Agent: Abigail Engles

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE
28 DAY OF Sept, 2021

Notary Public Signature: Dorothy D. Wright Affix Notary stamp/seal here

My Commission Expires: 5-18-2028



Doc ID: 002670420002 Type: WD
Recorded: 09/29/2021 at 03:28:00 PM
Fee Amt: \$423.50 Page 1 of 2
Transfer Tax: \$398.50
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

BK 1456 PG 386-387

(Space Above This Line Reserved for Recording Information)

RETURN RECORDED DOCUMENT TO:

Blue Ridge Law
4805 Old Highway 76
P.O. Box 2670
Blue Ridge, Georgia 30513
File # 12315 NICHOLS-C&B LL SGL
8-2-299
ID#: BR05 0181A

STATE OF GEORGIA
COUNTY OF FANNIN

LIMITED WARRANTY DEED

THIS INDENTURE, Made as of the 24th day of September, in the year of our Lord, 2021, between **James Robert Nichols and Donna Caroline Nichols**, as parties of the first part, hereinafter collectively referred to as "Grantor," and **C & B L.L.C., a Florida Foreign Limited Liability Company**, as party of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all the following described property, to wit:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 299, Fannin County, Georgia, City of Blue Ridge, described as a total of 0.30 acre, more or less, as shown on a plat of survey by Lane S. Bishop, G.R.L.S. No. 1575, dated March 13, 2007 and recorded in Plat Book E56, Page 1, Fannin County, Georgia records, to which reference is hereby made for a more complete and accurate legal description.

Being and intended to be a portion of the property conveyed by Warranty Deed dated April 27, 2006, from Terry L. Cartee in favor of Angelena Powell and recorded in Fannin County Records in Deed Book 717, Pages 29-30.

Being and intended to be all that property conveyed by Limited Warranty Deed dated January 3, 2020, from Angelena Powell to James Robert Nichols and Donna Caroline Nichols, recorded January 3, 2020, in Deed Book 1327, Pages 67-68, Fannin County Deed records.

The above-described property is subject to all existing easements, restrictions, reservations, rights of way and other matters of title of record, including but not limited to the matters shown below (if any):

All easements, restrictions and rights-of-way (including rights of others, if any, in and to the use of same) as shown on plats of survey recorded in Plat Book E-56, Page 1; Plat Book 18, Page 366, Fannin County Deed records.

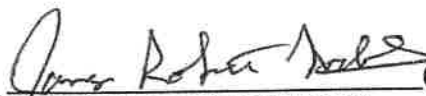
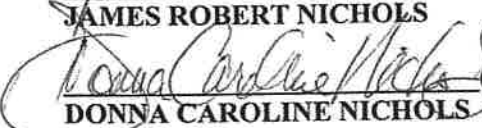
Minutes and Corporate Resolution of C & B, L.L.C., a Florida foreign limited liability company, recorded in Fannin County Records in Deed Book 1441, Pages 432-442.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for its heirs, executors, administrators and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, his/her/their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

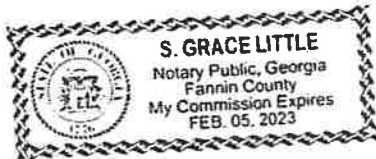
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, as of the 24th day of September, 2021.

Signed, sealed and delivered
this 24th day of September, 2021
in the presence of:

 (SEAL)
JAMES ROBERT NICHOLS
 (SEAL)
DONNA CAROLINE NICHOLS


Witness

Notary Public
My Commission Expires: _____



[AFFIX NOTARIAL SEAL]

2020 Property Tax Statement

Fannin County Tax Commissioner
400 W Main St, Suite 103
Blue Ridge, GA 30513-8593
(706) 632-2645

POWELL ANGELENA
P O BOX 35
BLUE RIDGE, GA 30513

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-022177	12/20/2020	\$0.00	\$1378.08	\$0.00	Paid 01/07/2021

Map: BR05 018 01

Location: EAST SECOND STREET

Account No: 25828R

IMPORTANT NOTICES

This is your 2020 Ad Valorem Tax Notice for property you owned in Fannin County January 01, 2020. This bill must be paid by December 20, 2020 in order to avoid interest and penalty charges. Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40. Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44. In addition to regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions with GA Code 48-5-46. For more information on eligibility and the proper method of applying, you may contact the Tax Assessor's office.

Please note that your Tax Commissioner is responsible for the billing and collections and is not responsible for the value on your bill or Millage Rate. You may pay your bill by mail, in person, or on our website at www.fannincountytax.com

Thank you for the privilege to serve as your Tax Commissioner.

Fannin County Tax Commissioner
400 W Main St, Suite 103
Blue Ridge, GA 30513-8593
(706) 632-2645



Tax Payer: POWELL ANGELENA
Map Code: BR05 018 01 Property
Description: 8-2 LL298 DB717-29 0.80 ACS
Location: EAST SECOND STREET
Bill No: 2020-022177
District: 02

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$240,944	\$96,378	\$0	\$96,378	3.862000	\$372.21	\$0.00	\$372.21
SCHOOL M&O	\$240,944	\$96,378	\$0	\$96,378	10.391000	\$1,001.46	\$0.00	\$1,001.46
TOTALS					14.253000	\$1,373.67	\$0.00	\$1,373.67

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Fannin County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Current Due	\$1,373.67
Penalty	\$0.00
Interest	\$4.41
Other Fees	\$0.00
Previous Payments	\$1,378.08
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	01/07/2021

Filter Status: Any (10) ▼ Type: Any (10) ▼ Year: Any (10) ▼

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2021	022544	Property	POWELL ANGELENA	406 AUSTIN STREET	BR05 018 01	12/20/2021	\$0.00	\$332.02	
2020	022177	Property	POWELL ANGELENA	EAST SECOND STREET	BR05 018 01	12/20/2020	\$1,378.08	\$0.00	Paid 01/07/2021
2019	021955	Property	POWELL ANGELENA	EAST SECOND STREET	BR05 018 01	12/20/2019	\$1,400.47	\$0.00	Paid 01/03/2020
2018	021595	Property	POWELL ANGELENA		BR05 018 01	12/20/2018	\$1,494.06	\$0.00	Paid 01/08/2019
2017	020853	Property	POWELL ANGELENA		BR05 018 01	12/20/2017	\$1,505.73	\$0.00	Paid 01/16/2018
2016	020750	Property	POWELL ANGELENA		BR05 018 01	12/20/2016	\$1,267.28	\$0.00	Paid 03/13/2017
2015	020514	Property	POWELL ANGELENA		BR05 018 01	12/20/2015	\$1,388.86	\$0.00	Paid 03/10/2016
2014	020276	Property	POWELL ANGELENA		BR05 018 01	12/20/2014	\$1,793.23	\$0.00	Paid 03/10/2016
2013	019686	Property	POWELL ANGELENA		BR05 018 01	12/20/2013	\$1,580.65	\$0.00	Paid 12/20/2013
2012	019615	Property	POWELL ANGELENA		BR05 018 01	12/20/2012	\$1,837.96	\$0.00	Paid 09/04/2013

🔍 Type here to search



BR05 018 O/A didn't exceed until 2021 taxes year

REQUIREMENTS FOR COMPLETING APPLICATION FOR REZONING CITY OF BLUE RIDGE, GEORGIA

The following items are required for submitting an application for rezoning:

1. **Original** notarized signatures of titleholder(s) and representative(s).
2. If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
 - (a) A notarized statement under oath that the individual signing on behalf of the corporation is duly authorized to execute the rezoning application on behalf of the corporation and that the execution of this specific rezoning application has been duly authorized;
 - (b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - (c) That the execution of the document on behalf of the corporation has been duly authorized.
3. A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable.
4. A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than what has been requested for rezoning.
5. A copy of the paid tax receipt for the subject property. Properties with delinquent taxes may be withdrawn by Staff and/or delayed or denied by the City Council.
6. A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. (**Plans must be stamped**). These plans must include: (a) north arrow; b) land lot lines; c) district lines; d) lot lines; e) angles; f) bearing and distances; g) adjoining street with right-of-way (present and proposed); h) paving widths; i) the exact size and location of all buildings along with intended use; j) buffer areas; k) parking spaces; l) lakes and streams; m) utility easements; n) limits of the 100-year flood plain and acreage of flood plain; o) cemeteries; p) wetlands; q) access points; and r) stream buffers.

NOTE: Three (3) drawings shall be no larger than 36" x 48" and two (2) copies must be 8½" x 11".

7. Zoning Application Disclosure forms attached hereto **must** be completed.
8. Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
 - (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
 - (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
 - (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
9. Applicant, or representative for applicant, **must** attend the Zoning Hearings. Failure to attend may result in dismissal with prejudice, rejection of the application or continuance of the hearing at the City Council's sole discretion.
10. Application fee for rezoning. The fees are \$300 for every rezoning requesting a residential category and \$500 for every rezoning application seeking a commercial zoning. If the rezoning request exceeds ten (10) acres, the application fee shall be \$1,000 and shall increase by \$50 per acre to a maximum charge of \$2,500. Make all checks payable to "City of Blue Ridge".
11. Signs will be posted on or near the right-of-way of the nearest public street thirty (30) days before the public hearing. The zoning sign will be posted for every 500 feet of public road frontage. The rezoning fee includes the cost for one sign. To the extent a parcel or property has more than 500' of road frontage an additional sign will be required and each additional sign will be \$35 each. While City Staff will post the signs initially, it is the applicant's sole responsibility to maintain the signs continuously and failure to do so may prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings and to remain posted until the final decision by the City Council.**
12. Summary of Intent attached hereto **must** be completed.

Application for Rezoning City of Blue Ridge, Georgia

Application No. _____

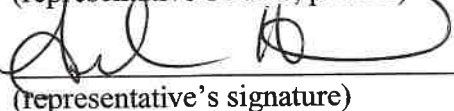
PC Hearing Date: Dec. 7th 2021

City Council Hearing Date: Dec. 21st 2021

Applicant Abigail Engles c/o C&B LLC Phone# (843) 801-1551
(applicant's name printed)

Address 8 Darien Dr, Charleston S.C. 29414 E-mail arengles@gmail.com

Amber Henderson Address 3608 East First St. Suite 103
(representative's name, printed) Blue Ridge, GA 30513

 Phone# (706) 455-5745 E-mail amber@georgiamtncabins.com
(representative's signature)

Signed, sealed and delivered in presence of:

Dorothy B. Wright
Notary Public

My commission expires: 5-18-2028

Titleholder C&B LLC Phone# (843) 801-1551 E-mail arengles@gmail.com
(titleholder's name, printed)

Signature Abigail Engles Address 8 Darien Dr., Charleston S.C. 29414
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Dorothy B. Wright
Notary Public

My commission expires: 5-18-2028

Zoning Request From R1-RESIDENTIAL to SPECIAL LAND USE.
(present zoning) (proposed zoning)

For the Purpose of SHORT TERM RENTAL Size of Tract 0.3 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)


Location 529 EAST SECOND STREET, BLUE RIDGE, GA. 30513
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299 District(s) 8TH

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.


(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.


(applicant's signature)

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- (a) Proposed unit square-footage(s): 1536
- (b) Proposed building architecture: _____

- (c) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- (a) Proposed use(s): Short term rental, as previously used
for years.
- (b) Proposed building architecture: _____

- (c) Proposed hours/days of operation: Monday - Sunday
- (d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, City owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). _____

SITE PLAN REQUIREMENTS

- Site Plan stamped with seal of Engineer, Land Surveyor, etc.
- North arrow
- Land lot lines
- District Lines
- Lot lines
- Angles
- Total acreage
- Bearing and distance
- Adjoining street width right-of-way (present and proposed)
- Paving widths
- Exact size and location of all buildings along with intended use
- Building setback and/or parking deck location
- Buffer areas
- Parking spaces
- Lakes and streams
- Utility easements
- Limits of the 100-year flood plain and acreage of flood plain
- Cemeteries
- Wetlands
- Access points
- Architectural or Archeological landmarks
- Detention/Retention areas
- Stream Buffers with required widths

General note: If any of the above requirements do not apply to property, please list which ones do not apply.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²
(A separate form must be completed by each applicant)

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No.

If so, describe the nature and extent of such interest: _____

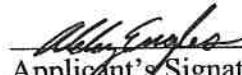
Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No.

If so, describe the nature and extent of such interest: _____

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No.

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this 10th day of October, 20 21.


Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Blue Ridge City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council for the City of Blue Ridge, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

**CAMPAIGN DISCLOSURE REPORT³ BY APPLICANT⁴
OR PERSON SPEAKING IN OPPOSITION**

(A separate form must be completed by each applicant or person speaking in opposition⁵)

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of Blue Ridge City Council or Blue Ridge Planning Commission who will consider the application?

No.

If so, the applicant and the attorney representing the applicant must file a disclosure report with the City Council of the City of Blue Ridge within ten (10) days after this application is first filed.


Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the City Council or Planning Commission to whom the campaign contribution or gift was made: _____

The dollar amount of each campaign contribution made by the applicant to the member(s) of the City Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: _____

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the City Council or Planning Commission during the two (2) years immediately preceding the filing of this application: _____

I certify that the foregoing information is true and correct, this 10th day of October, 2021.


Applicant's Signature

³ If the answer to any of the above is "Yes," then the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council for the City of Blue Ridge, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

⁴ Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

⁵ Any person wishing to speak in opposition to a rezoning application must also file a Campaign Disclosure Report.

ADDITIONAL APPLICANT INFORMATION
FOR SPECIAL LAND USE PERMIT/SHORT TERM RENTALS

(Answer as much information as available)

- (1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

No.

- (2) Whether or not the use is otherwise compatible with the neighborhood.

It is.

- (3) Whether or not the use proposed will result in a nuisance as defined under state law.

No.

- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.

No.

- (5) Whether or not property values of surrounding property will be adversely affected.

No.

- (6) Whether or not adequate provisions are made for parking and traffic considerations.

They are.

- (7) Whether or not the site or intensity of the use is appropriate.

It is.

- (8) Whether or not special or unique conditions exist so as to overcome the general requirements of this Ordinance.

No.

(9) Whether or not adequate provisions are made regarding hours of operation.

They will be.

(10) Whether or not adequate controls and limits are placed on any commercial and business deliveries. *N/A.*

(11) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

No.

DATE: October 10th, 2021

APPLICANT'S SIGNATURE: *Abby Engle*

Summary

Parcel Number	BR05 0181A
Account/Realkey	31388
Location Address	529 EAST SECOND STREET
Legal Description	8-2 LL299 DB1327-67 .30AC (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	BLUE RIDGE (District 02)
Millage Rate	5.362
Acres	0.3
Neighborhood	BLUE RIDGE RESIDENTIAL DISTRICT "B" (1395)
Account Number	31388
Homestead Exemption	No (\$0)
Landlot/District	299 / 08

[View Map](#)

Owner

[NICHOLS JAMES ROBERT & DONNA CAROLINE](#)
2566 MOREHEAD STREET
NORCROSS, GA 30071



Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	BLUE RIDGE RESI DISTRICT "B"	Lot	0	0	0	0.3	1

Residential Improvement Information

Style	One Family
Heated Square Feet	1536
Interior Walls	Sheetrock
Exterior Walls	Vinyl
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	768 - 100% Finished
Year Built	2008
Roof Type	Asphalt Shingles
Flooring Type	Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	
Condition	Average
House Address	529 EAST SECOND STREET

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site Improvement (Avg)	2017	0x0 / 1	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/3/2020	1327 67	E56 1	\$265,000	Second Home	POWELL ANGELENA	NICHOLS JAMES ROBERT & DONNA CAROLINE

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Valuation, Sketches.

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